

July 17, 2007 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07SN0352

Rus Beck/N B Goodwyn & Sons

Bermuda Magisterial District
North and south lines of Bellwood Road

REQUEST: Conditional Use to allow General Business (C-5) uses in a General Industrial (I-2) District.

PROPOSED LAND USE:

In addition to the currently permitted industrial uses, commercial uses are planned.

RECOMMENDATION

Recommend approval for the following reasons:

- A. While the Jefferson Davis Highway Corridor Plan suggests the property is appropriate for general industrial use, the proposed uses will support the commercial needs of the existing building supply/lumber business.
- B. The proposal meets the intent of the Plan to foster new business development.

(NOTES: A. CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.

- B. IT SHOULD BE NOTED THAT THE PROFFERED CONDITIONS WERE NOT RECEIVED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE SUGGESTED "PRACTICES AND PROCEDURES." THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF STAFF, THE COMMISSION AND AFFECTED NEIGHBORS HAVE NOT HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THE

REVISIONS. STAFF HAS HAD AN OPPORTUNITY TO REVIEW THESE PROFFERS.)

CONDITION

In addition to the uses permitted in the General Industrial (I-2) District, those uses permitted by right or with restrictions in the General Business (C-5) District shall be permitted. (P)

PROFFERED CONDITIONS

1. Access. Direct vehicular access from the parcels identified as Tax ID 793-675-3644 and 793-674-6970 to Bellwood Road shall be limited to three (3) existing entrances/exits and one (1) existing entrance/exit, respectively. Any modification to these accesses shall be approved by the Transportation Department. (T)
2. Right-of-Way Dedication. Prior to any site plan approval or within ninety (90) days of a written request by the Transportation Department, whichever occurs first, thirty-five (35) feet of right-of-way on the south side of Bellwood Road immediately adjacent to the parcel identified as Tax ID 793-674-6970, measured from the centerline of Bellwood Road shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)

GENERAL INFORMATION

Location:

Fronts the north and south lines of Bellwood Road, east of Jefferson Davis Highway. Tax IDs 793-674-6970 and 793-675-3644.

Existing Zoning:

I-2

Size:

29.8 acres

Existing Land Use:

Industrial and vacant

Adjacent Zoning and Land Use:

North – I-2 & R-7; Industrial, CSX Railroad, single family residential or vacant
South, East and West – I-2; Industrial or vacant

UTILITIES

Public Water System:

There is an existing twelve (12) inch water line extending along the south side of Bellwood Road within an easement across this site. The existing buildings on the request site north of Bellwood Road are connected to the public water system. Use of the public water system is required by County Code for any new structure built on this site.

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line extending along a portion of Bellwood Road, adjacent to this site. The existing structures on the northern parcel of the request site are connected to the existing eight (8) inch wastewater collector line and use will be required by County Code for any future structures built on that parcel (GPIN: 793-675-3644). Due to the depth of the existing wastewater line in Bellwood Road, public wastewater service is not available to that portion of the request site south of Bellwood Road.

A thirty-six (36) inch wastewater trunk line extends along Kingsland Creek approximately seven hundred (700) feet south of this site. From this existing thirty-six (36) inch line, a private ten (10) inch wastewater line extends onto the southern portion of the request site south of Bellwood Road (parcel GPIN: 793-674-6970) and serves the adjacent property east of this site. The public wastewater system will not be available to serve future development of parcel GPIN: 793-674-6970 until any necessary repairs or improvements are made to the private ten (10) inch line to allow the line can be taken into the public wastewater system. Use of the public wastewater system will be required by County Code for any future development of parcel GPIN: 793-674-6970.

ENVIRONMENTAL

Drainage and Erosion:

The subject property to the north of Bellwood Road, drains to the west and east and then via open ditches and culverts to the south to Kingsland Creek. There are no known on- or off-site drainage or erosion problems and none are anticipated after development.

PUBLIC FACILITIES

Fire Service:

The Centralia Fire Station, Company Number 17, currently provides fire protection and emergency medical service. This request will have minimal impact on fire and EMS.

Transportation:

The property (29.8 acres) is currently zoned General Industrial (I-2). Part of the property located north of Bellwood Road has been developed for industrial uses. The applicant is requesting a Conditional Use to permit General Business (C-5) uses on the entire property. This request will not limit development to a specific land use; therefore, it is difficult to anticipate traffic generation. Based on shopping center trip rates, development/redevelopment of the entire site could generate approximately 13,800 average daily trips (ADT). Traffic generated by development of the property will initially be distributed along Bellwood Road to Jefferson Davis Highway (Route 1), which had a 2006 traffic count of 19,278 average daily trips. Based on the volume of traffic it carries during peak hours, Jefferson Davis Highway is functioning at an acceptable level. (Level of Service B)

The property is located within the Jefferson Davis Highway Enterprise Zone. Based on the Board of Supervisors' policy regarding development within the Enterprise Zone, road improvements will not be required by the county. When the Board of Supervisors adopted this policy, they instructed staff to continue to 1) request right-of-way consistent with the Thoroughfare Plan; and 2) review and recommend access control along Jefferson Davis Highway and other Thoroughfare Plan roadways within the Enterprise Zone. Road improvements may be required by the Virginia Department of Transportation.

The Thoroughfare Plan identifies Bellwood Road as a collector with a recommended right-of-way width of seventy (70) feet. Thirty-five (35) feet of right-of-way, measured from the centerline of Bellwood Road, should be dedicated in accordance with that Plan. The applicant has proffered to provide right-of-way dedication in accordance with the Thoroughfare Plan. (Proffered Condition 2)

The Virginia Department of Transportation Six-Year Improvement Program includes a project to replace the bridge along Jefferson Davis Highway (Route 1) over the Seaboard Coastline Railroad tracks just north of the property, currently scheduled to begin construction in the Spring of 2011.

Development must adhere to the Development Standards Manual in the Zoning Ordinance relative to access and internal circulation (Division 5). Access to collectors, such as Bellwood Road, should be controlled. The applicant has proffered to limit access to the existing entrance/exit points; however, any modification to the existing access points will require the Transportation Department approval. (Proffered Condition 1)

At time of site plan review, specific recommendations will be provided regarding access and internal circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Jefferson Davis Highway Corridor Plan which suggests the property is appropriate for general industrial use. The Plan further encourages efforts relative to revitalization and investment in the Corridor.

Area Development Trends:

The area along Bellwood Road is characterized by industrial uses while properties along the Jefferson Davis Highway corridor in the vicinity of the request site have developed for commercial and industrial uses. These uses are expected to continue in accordance with the Plan.

Development Standards:

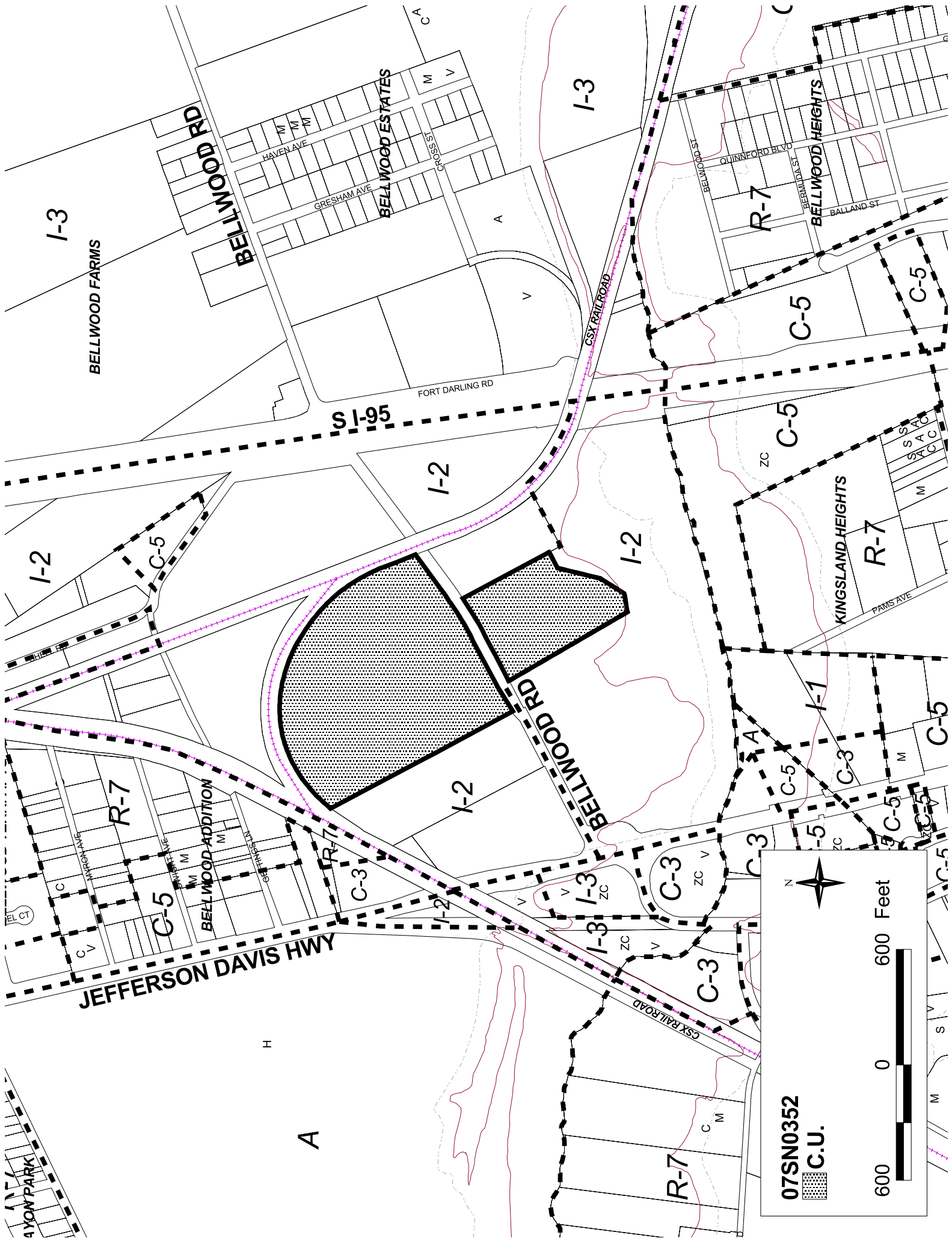
The request property lies within the Jefferson Davis Highway Corridor District. Redevelopment of the site or new construction must conform to the requirements of the Zoning Ordinance, which address standards to encourage reinvestment and revitalization of the area.

CONCLUSION

While the Jefferson Davis Highway Corridor Plan suggests the property is appropriate for general industrial use, the proposed uses will support the needs of the existing industrial use by providing commercial uses, specifically home center uses to support the existing building supply/lumber business. In addition, the proposal meets the intent of the Enterprise Zone and Plan to foster new business development.

Given these considerations, approval of this request is recommended.

This page is blank.



07SN0352
C.U.

